

Message Text

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PAGE 01 USBERL 01874 01 OF 03 090719Z
ACTION EUR-12

INFO OCT-01 ISO-00 CIAE-00 DODE-00 PM-05 H-02 INR-10
L-03 NSAE-00 NSC-05 PA-02 SP-02 SS-15 ICA-20
ACDA-12 TRSE-00 /089 W
-----009740 090759Z /21
R 090626Z AUG 78
FM USMISSION USBERLIN
TO SECSTATE WASHDC 7440
AMEMBASSY BONN

UNCLAS SECTION 1 OF 3 USBERLIN 1874

E.O. 11652: N/A
TAGS: PINT, WB, US
SUBJECT: AMERICAN HOUSING PROJECT AT DUEPPEL SOUTH STIRS
LOCAL CONTROVERSY

SUMMARY: JOINT SENAT-U.S. COMMAND DECISION TO GO AHEAD WITH LONG-STANDING PLANS TO BUILD 250 HOUSING UNITS FOR U.S. TROOPS AT DUEPPEL SOUTH, APPROVED BY ALL RPT ALL RESPONSIBLE BERLIN AUTHORITIES, HAS AROUSED PRESS INTEREST IN BERLIN, PARTICULARLY IN MORGENPOST AND DIE WELT. RADIO AND TELEVISION HAVE GIVEN VERY LITTLE COVERAGE. EDITORIAL OPINION FAVORABLE TO U.S. COMMAND'S POSITION. ZEHLENDORF-BASED WAHLGEMEINSCHAFT UNABHAENGIGER BUEGER (WUB) CLAIMS TO HAVE GATHERED 6,000 SIGNATURES ON PETITIONS ASKING U.S. COMMAND TO RECONSIDER PLANS TO BUILD ON CURRENTLY DESIGNATED AND APPROVED BUILDING SITE. WUB HAS ALSO SENT TELEGRAM TO PRESIDENT CARTER ASKING HIM TO INTERCEDE WITH ARMY TO CHANGE ITS DECISION. CABLE MISREPRESENTS SOME FACTS IN CASE, NOTABLY IN THAT IT CLAIMS DECISION REACHED CONTRARY TO GERMAN LAW AND THAT IT IGNORES FACT THAT MOVE TO SITE 400 YEARS AWAY WOULD ENTAIL FURTHER UNACCEPTABLE DELAYS IN COMPLETING CONSTRUCTION.

COMMANDANT MET WITH WUB SPOKESMAN GRUENWALD FOR 50 MINUTES AUGUST 8 TO ENTERTAIN GRUENWALD'S ARGUMENTS FOR A
UNCLASSIFIED

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PAGE 02 USBERL 01874 01 OF 03 090719Z

CHANGE IN THE BUILDING SITE. NONE RPT NONE OF GRUENWALD'S POINTS WERE NEW; ALL HAD BEEN CONSIDERED AND REJECTED AS IMPRACTICAL BY U.S. COMMAND, GOVERNING MAYOR, SENAT AND RESPONSIBLE HOUSING CONSTRUCTION AGENCY ON PREVIOUS OCCASIONS.

GRUENWALD SUBSEQUENTLY MISREPRESENTED COMMANDANT'S

POSITION TO THE PRESS WHEN HE SAID DECISION TO HALT CONSTRUCTION AT DUEPPEL LAY WITH GOVERNING MAYOR. WHAT COMMANDANT SAID WAS HE WOULD ONLY RECONSIDER DECISION IF GOVERNING MAYOR ASKED HIM TO RECONSIDER IN LIGHT OF NEW SET OF CIRCUMSTANCES. COMMANDANT ADDED THAT EVEN THEN HE WOULD BE DISINCLINED TO REVERSE DECISION. MISSION AND SENAT WILL RELEASE JOINT CLARIFYING STATEMENT AUGUST 8. END SUMMARY.

1. BACKGROUND: JOINT U.S.-SENAT DECISION TO GO AHEAD WITH LONG-STANDING PLANS TO BUILD 250 APARTMENTS FOR MEMBERS OF BERLIN BRIGADE ON PLOT OF LAND KNOWN AS DUEPPEL-SOUTH LOCATED SOUTH OF THE KOENIGSWEG ADJACENT TO PRESENT U.S. HOUSING AREA IN ZEHLENDORF HAS LED TO CONSIDERABLE PRESS PLAY IN BERLIN PAPERS, PARTICULARLY MORGENPOST AND DIE WELT. MISSION HAS ALSO RECEIVED NUMEROUS LETTERS FROM CONCERNED CITIZENS AND REQUEST FOR MEETING TO DISCUSS ISSUE BY WALTHER GRUENWALD, CHAIRMAN OF THE SIX-MEMBER GERMAN ZEHLENDORF DISTRICT ASSEMBLY CAUCUS OF THE WAHLERGEMEINSCHAFT UNABHAENGIGE BUERGER. ALTHOUGH SOME NEWSPAPER ARTICLES REPORT THAT CERTAIN ZEHLENDORF RESIDENTS ARE UNHAPPY WITH DECISION TO BUILD AT DUEPPEL-SOUTH, EDITORIAL OPINION HAS BEEN ALMOST UNIVERSALLY POSITIVE ON U.S. COMMAND'S BEHALF.

2. ISSUE OF WHERE TO LOCATE 250 URGENTLY REQUIRED HOUSING UNITS FOR MEMBERS OF U.S. FORCES AND FAMILIES HAS BEEN SUBJECT OF LONG AND PAINSTAKING DISCUSSIONS BETWEEN BERLIN UNCLASSIFIED

UNCLASSIFIED

PAGE 03 USBERL 01874 01 OF 03 090719Z

SENAT AND ZEHLENDORF DISTRICT OFFICIALS ON THE ONE SIDE AND USCOB AND USBER OFFICERS ON THE OTHER SINCE 1976. IN EFFORT TO ACCOMMODATE NUMEROUS AND OFTEN CONFLICTING DESIRES AND REQUESTS FROM THE GERMAN SIDE, U.S. COMMAND IN BERLIN HAS ON FOUR SEPARATE OCCASIONS OVER THE PAST TWO YEARS ALTERED BUILDING PLANS AND/OR AGREED TO RELOCATE PROPOSED SITE OF HOUSING COMPLEX. IN 1976, LOCATION FOR APARTMENTS WAS MOVED AT GERMAN REQUEST FROM SITE OF OLD U.S. ARMY HOSPITAL TO AREA NORTH OF KOENIGSWEG IN ZEHLENDORF (DUEPPEL NORD) IN ORDER TO ACCOMMODATE GERMAN DESIRE TO PRESERVE HISTORIC BUILDINGS ON HOSPITAL SITE. IN 1977, SENAT, ZEHLENDORF DISTRICT AND LOCAL CITIZENS GROUPS INSISTED PROPOSED HOUSING SITE BE MOVED FROM DUEPPEL NORD TO DUEPPEL-SOUTH. SUBSEQUENTLY, THE ARMY WAS ASKED TO REDESIGN THE APARTMENTS TO MAKE DESIGN CONFORM MORE CLOSELY TO OTHER GERMAN APARTMENTS PLANNED FOR THE AREA. THE ARMY AGREED, EVEN THOUGH THIS REPRESENTED EXTRA COST, INCONVENIENCE AND DELAYS. IN JUNE 1978, AFTER ALL GERMAN LEGAL AND PLANNING REQUIREMENTS HAD BEEN MET AND APPROVAL TO BEGIN CONSTRUCTION HAD BEEN GIVEN BY BOTH ZEHLENDORF AND THE SENAT, CERTAIN CITIZENS GROUPS AND ZEHLENDORF MAYOR ROTHKEGEL SOUGHT TO HAVE THE HOUSING PROJECT RETURNED TO DUEPPEL NORD.

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PAGE 01 USBERL 01874 02 OF 03 090748Z
ACTION EUR-12

INFO OCT-01 ISO-00 CIAE-00 DODE-00 PM-05 H-02 INR-10
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UNCLAS SECTION 2 OF 3 USBERLIN 1874

3. CURRENT SITUATION. WORK HAS NOW BEGUN ON PROJECT WHICH ORIGINALLY WAS TO HAVE BEEN COMPLETED BY THE BEGINNING OF THIS SUMMER. IF U.S. COMMAND WERE TO RELOCATE THE PROPOSED HOUSING SITE YET ANOTHER TIME, AS REQUESTED BY MAYOR ROTHKEGEL AND CITIZENS GROUPS SUCH AS THE ONE HEADED BY MR. GRUENWALD, THE PLANNED HOUSING PROJECT WOULD BE DELAYED AN ADDITIONAL NINE TO 18 MONTHS. EVEN AS MATTERS PRESENTLY STAND, IT IS NOT CERTAIN THAT THE HOUSING WILL BE READY BEFORE SPRING OF 1980, I.E., TWO YEARS BEHIND SCHEDULE. APARTMENTS ARE URGENTLY REQUIRED FOR U.S. SOLDIERS AND THEIR DEPENDENTS.

4. THE LAST ROUND IN A SERIES OF MEETINGS BETWEEN U.S. AND GERMAN OFFICIALS TOOK PLACE JULY 28 BETWEEN GOVERNING MAYOR, SENATORS FOR HOUSING AND FOR FINANCE, DIRECTOR OF THE GERMAN CONSTRUCTION AGENCY WHICH IS TO BUILD THE APARTMENTS, ZEHLENDORF DISTRICT MAYOR ROTHKEGEL, U.S. COMMANDANT MAJOR GENERAL BENEDICT, AND U.S. MINISTER SCOTT GEORGE, TOGETHER WITH STAFF MEMBERS. AFTER A TWO HOUR REVIEW OF ALL OF THE FACTS, INCLUDING CONSIDERATION OF ALL ALTERNATIVES, THE GOVERNING MAYOR REACHED THE CONCLUSION THAT HE WOULD NOT RPT NOT ASK THE U.S. COMMAND TO MOVE LOCATION FOR PROPOSED HOUSING ANOTHER TIME. GOVERNING MAYOR AND TWO SENATORS PRESENT ESSENTIALLY APOLOGIZED TO USCIB THAT

UNCLASSIFIED

UNCLASSIFIED

PAGE 02 USBERL 01874 02 OF 03 090748Z

GERMAN BUREAUCRACY HAD BEEN BOTH INCONSISTENT AND INCONSIDERATE IN PUSHING U.S. AROUND, AND EXPRESSED HIS APPRECIATION FOR PATIENCE THE ARMY HAD SHOWN THROUGHOUT. ONLY DISTRICT MAYOR ROTHKEGEL DISAGREED WITH THE GENERAL VIEW THAT A MOVE BACK TO DUEPPEL NORTH BUILDING SITE WOULD CAUSE A 9 TO 18 MONTH DELAY. ROTHKEGEL CLAIMED THAT HIS OWN ZEHLENDORF DISTRICT CONSTRUCTION OFFICE (WHICH CANNOT, FOR LEGAL REASONS, BE CALLED UPON TO BUILD THE HOUSING COMPLEX -- A POINT ROTHKEGEL KNOWS) COULD COMPLETE THE HOUSING PROJECT WITH NO APPRECIABLE DELAY.

5. THE ISSUE HAS BEEN BLOWN SOMEWHAT OUT OF PROPORTION OWING TO ONSET OF AUGUST DOG DAYS AND EARLY POLITICAL JOCKYING FOR BERLIN DISTRICT AND HOUSE OF REPRESENTATIVES ELECTORAL RACES. ENVIRONMENTAL SIDE OF ISSUE IS THAT THE FOUR AND A HALF ACRES IN QUESTION AT DUEPPEL SOUTH ARE LOCATED WEST OF A LARGE UNDEVELOPED GRASSLAND AND MARSH AREA KNOWN AS KRUMMES FENN, WHICH IN TURN BORDERS ON THE SITE OF 12TH CENTURY GERMAN-WENDISH VILLAGE WHICH IS BEING DEVELOPED INTO A "MUSEUM VILLAGE." THE PROPOSED HOUSING SITE AT DUEPPEL SOUTH IS LOCATED PERHAPS A QUARTER MILE FROM THE MUSEUM VILLAGE. ENVIRONMENTALISTS WISH TO PRESERVE THE ENTIRE AREA SOUTH OF KOENIGSWEG AS A "GREEN STRIP" WHICH WOULD EXTEND ABOUT ONE AND A HALF MILES FROM MUSEUM VILLAGE TO THE DRIELINDEN AUTOBAHN CROSSING POINT. U.S. HOUSING AT DUEPPEL SOUTH WOULD INTRUDE INTO GREEN STRIP BUT WOULD NOT BE THE ONLY DEVELOPMENT ALONG IT SINCE AREA IMMEDIATELY WEST OF PROPOSED HOUSING SITE HAS ALREADY BEEN DEVELOPED AS A PRIVATE "GARDEN COLONY."

6. USBER AGREES COMPLETELY WITH THE ARMY THAT THE REQUEST TO MOVE BACK TO AREA NORTH OF KOENIGSWEG (DUEPPEL UNCLASSIFIED

UNCLASSIFIED

PAGE 03 USBERL 01874 02 OF 03 090748Z

NORTH) SHOULD BE REJECTED, NOT ONLY BECAUSE OF DELAY IN CONSTRUCTION AND A DM 3 MILLION INCREASE IN COSTS, BUT ALSO BECAUSE NO ONE CAN OFFER A GUARANTEE THAT THE LAND IN QUESTION CAN BE MADE AVAILABLE TO THE ARMY WITHOUT RENEWED POLITICAL OR LEGAL OBJECTIONS BEING RAISED OF THE TYPE WHICH FORCED ARMY TO RELOCATE FROM DUEPPEL NORTH TO DUEPPEL SOUTH IN THE FIRST PLACE.

7. USCOB MET AUGUST 7 WITH GRUENWALD OF WUB TO DISCUSS THE HOUSING PROPOSALS. GRUENWALD EXPRESSED UNDERSTANDING FOR U.S. COMMAND'S DECISION TO GO AHEAD WITH CONSTRUCTION AT DUEPPEL SOUTH AND SOUGHT TO CONVEY MESSAGE THAT HE AND HIS SUPPORTERS HELD GERMAN BUREAUCRACY AND NOT AMERICANS, RESPONSIBLE FOR FAILURE TO CARRY OUT PLANNING IN A

SENSIBLE MANNER. GRUENWALD ASKED USCOB TO CONSIDER THREE ALTERNATIVE SUGGESTIONS WHEREBY COMMANDANT COULD USE HIS POWER AND INFLUENCE TO "UNDO" THE CURRENT STATE OF PLANNING WHICH GRUENWALD ARGUED WAS POORLY CONCEIVED, BASED ON FALSE PREMISES AND WOULD RESULT IN THE UNFORTUNATE LOSS OF ATTRACTIVE GREEN AREA WHICH COULD OTHERWISE BE USED AS PART OF MUSEUM VILLAGE COMPLEX. THE COMMANDANT, WITH ASSISTANT CHIEF OF STAFF AND USBER OFFICER PRESENT, REVIEWED FOR 50 MINUTES THE HISTORY OF PROJECT, DISCUSSIONS WITH RESPONSIBLE GERMAN AUTHORITIES, MEETING WITH GOVERNING MAYOR AND OTHER SENIOR BERLIN OFFICIALS, AND NEEDS OF U.S. TROOPS FOR NECESSARY HOUSING. IN THE COURSE OF THE DISCUSSION, GRUENWALD RAISED THREE PROPOSALS WHICH HE FELT WOULD PERMIT USE OF DUEPPEL NORTH AREA: 1) ASK SENAT TO "SUBSIDIZE" FOR EXTRA YEAR PRESENT SUBSTANDARD HOUSING AT SCHLANGENBADER HOUSING COMPLEX WHICH GERMAN AUTHORITIES WANT TO TEAR DOWN. COMMANDANT NOTED THIS HOUSING IS SUBSTANDARD, AND INADEQUATE, AND THAT SENAT DOES NOT FAVOR THIS APPROACH ANY MORE THAN WE DO. 2) WORK OUT PLANS TO HAVE 250 AMERICAN AND 500 GERMAN HOUSES CONSTRUCTED

UNCLASSIFIED

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PAGE 01 USBERL 01874 03 OF 03 090756Z
ACTION EUR-12

INFO OCT-01 ISO-00 CIAE-00 DODE-00 PM-05 H-02 INR-10
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TO SECSTATE WASHDC 7442
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UNCLAS SECTION 3 OF 3 USBERLIN 1874

IN DUEPPEL NORTH AREA CURRENTLY SET ASIDE FOR 500 GERMAN HOUSING UNITS AND SPORTS CENTER. COMMANDANT NOTED THERE WAS INSUFFICIENT SPACE TO CARRY OUT THESE PLANS, AND ADDED THAT THERE WAS EVERY LIKELIHOOD THAT CITIZENS' INITIATIVE GROUPS WOULD SEEK TO BLOCK CONSTRUCTION IN DUEPPEL NORTH IF U.S. AGREED TO MOVE YET AGAIN. IN ANY CASE, RESULT WOULD BE ANOTHER SUBSTANTIAL DELAY. 3) FINALLY, GRUENWALD ASKED IF THE USCOB WOULD USE HIS AUTHORITY TO ORDER THE GERMAN BUREAUCRACY TO SPEED UP THE

REVIEW PROCESS INVOLVED IN APPROVING DESIGN AND CONSTRUCTION PLANS FOR HOUSING WERE IT TO BE PLACED AT DUEPPEL NORTH. COMMANDANT DECLINED, NOTING THAT THE QUESTION HAD BEEN RAISED PREVIOUSLY BY MAYOR LUEDER DURING THE MEETING WITH GOVERNING MAYOR WHERE HE HAD POINTED OUT THAT U.S. DOES NOT WISH TO ACT ARBITRARILY TO SHORT-CIRCUIT GERMAN LAW AND REGULATIONS. FURTHERMORE, USCOB NOTED IT IS SIMPLY NOT POSSIBLE TO SPEED UP CERTAIN ASPECTS OF BUILDING AND CONSTRUCTION REVIEW PROCEDURES WHICH ARE NECESSARY TO INSURE THE ADEQUACY AND SAFETY OF THE HOUSING UNITS IN QUESTION.

8. AT MORE THAN ONE POINT IN DISCUSSION, GRUENWALD SOUGHT TO CHARACTERIZE DECISION TO BUILD AT DUEPPEL SOUTH AS BEING CONTRARY TO GERMAN LAW. USBER REP AT THE MEET-
UNCLASSIFIED

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PAGE 02 USBERL 01874 03 OF 03 090756Z

ING POINTED OUT TO GRUENWALD THAT THROUGHOUT THE PAST TWO YEARS, THE U.S. HAD BENT OVER BACKWARDS TO INSURE THAT ALL ASPECTS OF GERMAN BUILDING LAW (DEUTSCHES BAUGESETZ) AND REGULATIONS WERE FULLY MET. IT WAS PARTIALLY FOR THIS REASON THAT THE ENTIRE PLANNING PROCEDURE HAD TAKEN SO LONG. IN JUNE OF THIS YEAR, BOTH SENAT AND MAYOR OF ZEHLENDORF HAD ADVISED US THAT ALL POINTS OF THE GERMAN BUILDING LAW HAD BEEN MET AND ON THAT BASIS THE LAND AT DUEPPEL SOUTH HAD BEEN TURNED OVER TO THE U.S. COMMAND FOR BUILDING PURPOSES. GRUENWALD SAID THERE ARE COURT PRECEDENTS SUGGESTING PROCEDURES FOLLOWED BY SENAT AND DISTRICT ZEHLENDORF ARE NOT FULLY APPROPRIATE AND ASKED USCOB TO PERMIT A BERLIN COURT TO RULE ON THIS CASE. USCOB SAID HE WOULD REVIEW THE CASE WHEN THE COURT REQUEST FOR JURISDICTION WAS SENT TO HIM, BUT WAS DISINCLINED TO GRANT JURISDICTION IN THIS INSTANCE.

9. USCOB REPEATEDLY ASKED GRUENWALD DURING THE COURSE OF THE MEETING WHY HE AND HIS GROUP HAD WAITED UNTIL AFTER CONSTRUCTION HAD STARTED TO RAISE THEIR OBJECTIONS WHEN THE PLANNING PROCESS AND DECISIONS TO BUILD AT DUEPPEL SOUTH HAD BEEN KNOWN TO HIM FOR NEARLY A YEAR. NOT VERY CONVINCINGLY, GRUENWALD SAID THAT IT WAS ONLY IN MARCH OR APRIL THAT IT BECAME CLEAR THAT THE WHOLE AREA SOUTH OF THE KOENIGSWEG, INCLUDING THE GARDEN COLONY, WAS NOT RPT NOT TO B BUILT OVER WITH 2,500 RPT 2,500 GERMAN HOUSING UNITS, AND THAT ONLY 500 GERMAN AND 250 AMERICAN UNITS WERE TO BE INVOLVED. AT THAT TIME, GURENWALD SAID, HIS GROUP DECIDED TO ATTEMPT TO SAVE ALL OF THE "GREEN STRIP" BY REQUESTING THAT ALL HOUSING BE PUT NORTH OF THE KOENIGSWEG. THE COMMANDANT OBSERVED THAT GRUENWALD AND WUB SHOULD BE HAPPY THAT ONLY PART

UNCLASSIFIED

UNCLASSIFIED

PAGE 03 USBERL 01874 03 OF 03 090756Z

OF THE "GREEN STRIP" WAS TO BE DEVELOPED INTO HOUSING
INSTEAD OF ALL OF IT.

10. GRUENWALD LEFT THE MEETING UNCONVINCED, AND DIS-
APPOINTED THAT HE HAD NOT BEEN ABLE TO CHANGE ANY MINDS.
HE WAS PLEASANT AND POLITE THROUGHOUT, BUT REFUSED TO
CHANGE HIS POSITION.

11. USCOB WILL ALSO BE ANSWERING DIRECTLY A NUMBER OF
LETTERS TO HIM WHICH ADDRESS THE ISSUE IN REASONABLE
TONE. WE WILL POUCH THE TEXT OF USCOB'S REPLY TO
EMBASSY BONN AND EUR/CE. FOR USE BY EMBASSY TO ANSWER
INFORMAL INQUIRIES.

12. WITH RESPECT TO GRUENWALD'S DESIRE TO SEE CHARGE
MEEHAN IN BONN, WE UNDERSTAND THAT MR. MEEHAN PLANS
TO TELEPHONE GRUENWALD DIRECTLY. WE BELIEVE THIS IS
CORRECT RESPONSE TO GRUENWALD'S REQUEST FOR A MEETING.
A MEETING, WE FEAR, WOULD SEE GRUENWALD TRYING TO
ELICIT REMARKS WHICH HE WOULD THEN RELEASE TO PRESS, AND
COULD ALL TOO EASILY END IN A GRUENWALD REQUEST TO SEE
THE AMBASSADOR IN HIS CAPACITY AS CHIEF OF MISSION HERE.

13. USCOB CONCURS.NELSON

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 jan 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: HOUSING
Control Number: n/a
Copy: SINGLE
Draft Date: 09 aug 1978
Decaption Date: 01 jan 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978USBERL01874
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Expiration:
Film Number: D780325-0690
Format: TEL
From: USBERLIN
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1978/newtext/t19780880/aaaacpft.tel
Line Count: 362
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: 12d0ea65-c288-dd11-92da-001cc4696bcc
Office: ACTION EUR
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 7
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 29 mar 2005
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: N/A
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 1786792
Secure: OPEN
Status: NATIVE
Subject: AMERICAN HOUSING PROJECT AT DUEPPEL SOUTH STIRS LOCAL CONTROVERSY SUMMARY: JOINT SENAT-U.S. COMMAND
DECISION TO GO A
TAGS: PINT, WB, US
To: STATE BONN
Type: TE
vdkgvkey: odbc://SAS/SAS.dbo.SAS_Docs/12d0ea65-c288-dd11-92da-001cc4696bcc
Review Markings:
Sheryl P. Walter
Declassified/Released
US Department of State
EO Systematic Review
20 Mar 2014
Markings: Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014